

Unit 1603 - Trump Royale

1603 - 18201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11409128 |
| Status: | Active |
| Size: | 914 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$785,000 |
| List PPSF: | \$859 |
| Valuated Price: | \$681,000 |
| Valuated PPSF: | \$745 |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

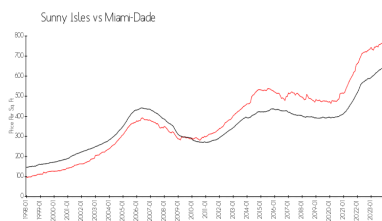
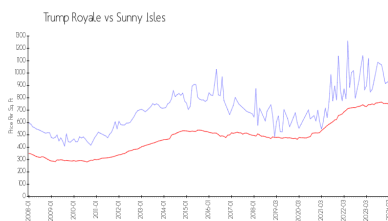
Building Information

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|--|-----|
| Number of units: | 384 |
| Number of active listings for rent: | 41 |
| Number of active listings for sale: | 25 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 12 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1709 | 8,203 sq ft | Feb 2024 | \$5,355,000 | \$653 |
| 4905 | 1,577 sq ft | Feb 2024 | \$1,150,000 | \$729 |
| 4704 | 2,174 sq ft | Feb 2024 | \$1,875,770 | \$863 |
| 1107 | 1,434 sq ft | Dec 2023 | \$1,350,000 | \$941 |
| 1601A | 1,289 sq ft | Nov 2023 | \$1,180,000 | \$915 |

Market Information



| | | | |
|---------------|---------------|--------------|---------------|
| Trump Royale: | \$955/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles: | \$746/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|--------------|----|
| Trump Royale | 7% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------|----------|
| Trump Royale | 192 days |
| Sunny Isles | 114 days |
| Miami-Dade | 81 days |

